

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8340/2025

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

FRIDAY, FEBRUARY 06, 2026
AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

By virtue of writ of execution issued by plaintiff:

WELLS FARGO BANK, N.A.

To case number 202508340

All that certain lot, piece or parcel of land situate and being in the Borough of West Wyoming, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner in line of Lot No. 8 in the southwesterly line of Brown Crest Drive as shown on a map hereinafter mentioned;

THENCE through Lot No. 8 South 59 degrees West (S. 59°00'W), One Hundred Fifty-eight and sixteen one-hundredths (158.16) feet to a corner in line of land of Charles L. Greco, et al,;

THENCE along same North 30 degrees 44 minutes West (N30°44'W), Eighty-five (85) feet to a corner in line of Lot No. 9;

THENCE through Lot No. 9 North 59 degrees East (N.59°00'E), One Hundred Fifty-seven and seventy-seven one-hundredths (157.77) feet to a corner in the southwesterly line of Brown Crest Drive aforesaid;

THENCE along same South 31 degrees East (S.31°00'E), Eighty- five [85] feet to a corner, the place of beginning.

CONTAINING Thirteen Thousand Four Hundred Twenty-eight (13,428 square feet of land, more or less.

BEING the northwesterly Thirty-five (35) feet of Lot No. 8 and the southeasterly Fifty (50) feet of Lot No. 9 as shown on a map of "Brown Crest" dated August 7, 1961 and October 24, 1961. prepared by Sturdevant-Dilley Engineering Company, Ltd., Wilkes-Barre, Pennsylvania.

BEING the same premises conveyed to Joseph Przybylaki and Rose Przybylaki, his wife, by Deed dated October 2, 1967 and. recorded in 1.mzerne. County Deed Book 1629 at Page 1106.

Title to said premises is vested in

Property being known as: 28 BROWNCREST DR, WEST WYOMING, PA 18644

Being Luzerne county tax parcel number and pin number: 0230-M-00312-0000-00

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of:

JOSEPH JOHN PRZYBYLSKI

PROPERTY ADDRESS: 28 BROWNCREST DR, WEST WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 0230-M-00312-0000-00

Seized and taken into execution to be sold as the property of PRZYBYLSKI, JOSEPH JOHN A/K/A JOSEPH PRZYBYLSKI INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF SANDRA PRZYBYLSKI in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania